

PROPERTY OWNERS' ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR

STONEMEADE ESTATES HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Dallas §

1. Name of Subdivision: Stonemeade Estates
2. Subdivision Location: Coppell, Texas
3. Name of Homeowners Association: Stonemeade Estates Homeowners Association, Inc.
4. Recording Data for Association: See Exhibit A of the Declaration and Volume 93093, pg. 1522 I of Plat Records , Dallas County
5. Recording Data for Declaration: Declaration is filed at the county under 93200, pgs. 3043 -3093
6. Bylaws: The Bylaws are attached to and filed with this Certificate.

Articles of Incorporation: Filed with the Secretary of State of Texas on 11/10/1993 are attached to this Certificate.

First Supplement to the Notice of Filing of Dedicatory Instruments filed under 20080046660
Included Covenant Enforcement and Fining Policy

Second Supplement to Notice of Filing Dedicatory Instruments under 201100330667 includes Application of Payments Policy; Alternative Payment Plan Policy; Document Inspection and Copying Policy; Document Retention Policy; Religious Item Display Policy; Solar energy Device Guidelines; Roofing Materials Guidelines; Rainwater Collection Device Guidelines; Flag Display Guidelines; Inspection Guidelines/ACC Guidelines; Investment Policy Statement. Filed under Doc: 201100330667

Third Supplement to Notice of Filing Dedicatory Instruments filing Email Registration Policy Under 201200058270
Covenant Enforcement and Fining Policy filed under 20080046660

Assessment Collection Policy filed under 012 04496
Alternative Payment Plan Policy signed 11/21/2011
Application of Payments Policy Signed 11/21/2011
Document Inspection And Copying Policy Signed 11/21/2011
Document Retention Policy signed 11/21/2011
Email Registration Policy signed 1/32/2012
Flag Display Guidelines signed 11/21/2011
Inspection Guidelines/ACC Guidelines
Rainwater Collection Guidelines signed 11/21/2011
Religious Item Display Guidelines signed 11/21/2011
Roofing Material Guidelines signed 11/21/2011
Solar Energy Device Guidelines signed 11/21/2011

Uncurable Violation Enforcement Policy; Electronic and Telephonic Action Policy;
Payment Plan Policy; Standby Electric Generators Guidelines are filed under 20160000544.

Billing Policy and Payment Plan Guidelines are filed under Document No. 201800151082

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Stonemeade Estates Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

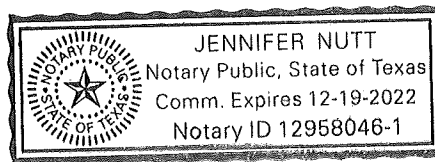
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of Stonemeade Estates Homeowners Association, Inc., on behalf of
said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100330825

eRecording - Real Property

Recorded On: November 03, 2021 11:43 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100330825
Receipt Number: 20211103000071
Recorded Date/Time: November 03, 2021 11:43 AM
User: Kevin T
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.